



# Memorandum

**TO:** HONORABLE MAYOR AND  
CITY COUNCIL

**FROM:** Stephen M. Haase

**SUBJECT:** GENERAL PLAN UPDATE

**DATE:** May 27, 2004

---

Approved

/s/

Date

---

## **RECOMMENDATION**

1. Approve a timetable for a two-year process, beginning in 2006-07, to complete a comprehensive update of the General Plan.
2. Amend the 2004-05 Fees and Charges Report to include the change and corrections highlighted in Attachment A.
3. Approve the following revisions to the 2004-2005 Proposed Operating Budget for the General Fund to reflect the proposed change in the General Plan Update Fee:
  - a. Increase the estimate for Revenue from Departmental Charges by \$225,000.
  - b. Increase the Comprehensive General Plan Update Earmarked Reserve by \$225,000 from \$200,000 to \$425,000.

## **BACKGROUND**

In response to the questions raised at the Economic and Neighborhood Development CSA Budget Study Session, this Manager's Budget Addendum addresses the total cost of a comprehensive update of the General Plan, the proposed fee structure to cover the update, and the bases for the proposed fee.

## **ANALYSIS**

### **Scope of a Comprehensive Update of the General Plan**

A comprehensive update of the General Plan is a community based process in which the City, with the input of its many stakeholders, creates a vision and policy to guide development of the City for the next 20 to 25 years. This policy, ultimately adopted by the City Council, is the long range plan for land use, development, and related infrastructure and services (i.e., transportation, water supply, parks, libraries, public safety, etc.). The General Plan depicts the character,

amount, and location of new jobs, housing, open space, and other land uses throughout the City. California State law requires all land use and development decisions to be consistent with a city's General Plan. By San Jose Charter, the City's Capital Improvement Program for public facilities growth and investment must also be consistent with the General Plan.

Given the high profile of a General Plan update and its importance to the City, the City Council typically appoints a Task Force representing business, community, and other interests to guide the development of San Jose's long range plan. All task force meetings are open to the public. Extensive public outreach occurs throughout the preparation of the General Plan, including meetings before many of the City's Boards and Commissions.

Typically, a General Plan update is a two-year effort that occurs every 10 years. The City's last comprehensive General Plan Update was completed in 1994. Accordingly, the Economic and Neighborhood Development CSA is proposing to complete a comprehensive update of the General Plan during the 2006-07 and 2007-08 fiscal years.

#### Total Cost of a Comprehensive Update of the General Plan

To ensure the Plan is data driven, outside experts assist City staff by completing economic forecasts, jobs and population projections, market demands for housing types, fiscal impact analyses, and an Environmental Impact Report. The estimated cost of consultant services for the update is \$750,000.

Planning staff manage the overall effort, including the major activities of:

- Administering the Task Force,
- Conducting all community outreach meetings and other community engagement activities,
- Managing the consultants,
- Writing the new General Plan document,
- Reviewing and processing the necessary Environmental Impact Report for the General Plan update,
- Working with the appropriate City Commissions, and
- Preparing the materials for Planning Commission and City Council public hearings on the General Plan update.

Given the scope of a General Plan update, the effort requires a team of professional planners and support staff dedicated to this work item. The staffing requirements include management of the entire effort, and the supervision of staff and consultants. Adequate staffing is essential to the successful completion of the update within a two year time frame. The estimated total staffing cost for two years is approximately \$1.7 million.

The estimated total cost for the comprehensive General Plan update is \$2.45 million.

### Proposed Fee Structure

The General Plan update completed in 1994 was paid for entirely with General Fund dollars. Current economic conditions have advanced a need to examine additional cost-recovery sources for the next major update of the General Plan. By law, fees, including development fees, cannot exceed the reasonable cost of providing the service for which the fees are charged. The adoption of State Assembly Bill 2936 in January 2003, in apparent recognition of the work and services performed by governmental agencies to generate and adopt sound development policies, such as a general plan, and the related benefits that flow therefrom, specifically authorizes a city or county to include in development fees the “costs reasonably necessary to prepare and revise the plans and policies that a local agency is required to adopt before it can make any necessary findings and determinations.” The key plan that forms the basis for required findings and determinations in all land use contexts is the General Plan. The City requires and performs an evaluation as a part of all land use approvals and permits considered in the City of whether a proposal conforms to the City’s adopted General Plan. Therefore, this recent state legislation recognizes that General Plan update costs may be included as a part of the overall fee structure for processing applications for rezonings, use permits, development permits, subdivisions, annexations, building permits, and building inspections. The fundamental basis for the recovery of General Plan update costs through the aforementioned development fees is the fact that none of the actions paid for by these fees are legally possible without an adopted and current General Plan.

Based on the new legislation, one could argue that the entire cost of a General Plan update could be borne by development applicants who are the entities who receive the direct benefit of having a current General Plan that allows their development proposal to be eligible for adoption or approval. A more balanced approach, however, would also recognize that the entire City benefits from a rational, updated General Plan that comports with State law and allocate a portion of the costs of a General Plan update to the community at large, as well as to development applicants, based upon the benefits received by each group. A General Plan update indirectly benefits the community at large in facilitating an organized and efficiently functioning community. The General Plan protects the overall public welfare by determining the appropriate locations for different uses to create/maintain a high quality of life. For example, individual property values are protected by placing land uses in compatible arrangements and by ensuring adequate public services to support new levels of development.

Through the update process, the community participates by setting the vision for next 20 to 25 years of growth in San Jose, shaping answers to key questions, such as: Where should new housing development occur and at what density? Should the Urban Growth Boundary be expanded? How can San Jose become a truly multi-modal transportation community? In this way, the General Plan update reflects the values of the community and facilitates development that contributes to the future vision of San Jose. While not every member of the community will choose to participate directly in the update process, all community members indirectly benefit from the update for the reasons stated above.

In contrast, development applicants (i.e., property owners, builders, business owners, etc.) receive a disproportionate benefit from a General Plan update through the ability to garner development approvals and permits. Fundamentally, California State law requires all cities to have a current General Plan in order to approve subdivisions, zoning, planning permits, and building permits making it a direct benefit to development applicants. Therefore, in addition to the overall increased property values and benefits accruing to development applicants that receive approvals and permits from the City that are consistent with the General Plan, as discussed above, each development and building application also receives from the City the service of a review and evaluation of an application's consistency with the City's General Plan. The General Plan update can increase land values for property owners by providing for future development opportunities. When property owners obtain planning approvals, building permits, and inspections, this value is captured. Finally, with a current General Plan, development applicants can obtain more certainty in terms of guidance regarding where and how much it is appropriate to build. Given the large land values created through the entitlement process, increased certainty can contribute to that added value.

With the above analysis in mind, staff recommends, as an appropriate apportionment, allocating 70% of the cost of a General Plan update to development applicants who receive the direct benefits of a current and updated General Plan and 30% of the cost of the update to the general population that receives an indirect benefit from these policy determinations. This proposed split was arrived at through a consideration of the direct versus indirect benefits of a current General Plan and the allocation of resources in Department with respect to the various development and general benefit functions of the Planning Divisions. At the present time, this fee is not being proposed to recover all ongoing General Plan maintenance costs incurred by the City, but only to recognize that periodic major updates of the General Plan are required to adequately maintain the City's General Plan in compliance with applicable laws. A 70% share of the projected cost of the General Plan update is proposed to be recovered by adding an additional 2.4% to the cost of applications for rezoning, subdivisions, use permits, planning permits, building permits, and inspection applications for a period of 4 years. This additional increment would not be applied to the cost of environmental review or plan check. Implementation of this fee in 2004-05 would allow the recovery of approximately \$1.7 million of the projected \$2.45 million cost of a General Plan Update by the end of a two-year process that is proposed to begin in 2006-07. The costs recovered from this General Plan maintenance fee would be held in reserve until the beginning of the major General Plan update process.

The current economic climate has reduced development activity to some of the lowest levels in the past 10 years. Staff will monitor the actual revenue collected on an annual basis to ensure the collection of adequate funds to complete the General Plan update and to reduce the level of the fee should an improving economy result in the unlikely collection of fees in excess of the amount required. Around the time of completion of the General Plan update effort, staff plans to bring to the City Council for consideration an adjustment of this fee downward to acknowledge that the cost per permit or application for the next major update of the General Plan (as a part of the overall maintenance of the City's General Plan) should decrease, given the longer time horizon to recover the cost.

### Other Examples

Based on research conducted by the City of Fremont, several other California cities impose a fee on planning and/or building permits to recover costs incurred to perform General Plan updates. For example, the City of San Rafael charges 15% of the building permit fee to cover the costs of a comprehensive update of their General Plan. The City of Fremont imposes a 15% on building permits to fund 75% of a General Plan update as well as “routine” maintenance of their General Plan and zoning code. The City of San Jose would be able to recover the appropriate portion of the cost of a comprehensive update with a much smaller fee increment due to a much larger volume of permits than the cities mentioned above.

### Revision of the Proposed General Plan Update Fee

The General Plan Update Fee included in the 2004-2005 Fees and Charges Report at “1.25% applied to Entitlement and Building Permit Fees” was intended only to recover the cost of the consultant service for a comprehensive update. Based on the Mayor’s direction to look at the whole cost of a comprehensive update and on the analysis above, staff is recommending that the proposed fee be increased to 2.4% of entitlement and permit fees in order to recover the 70% of the total cost allocated to development applicants. Attachment B shows that the impact of the application of this fee to each of the 5 sample projects from the draft Cost of Development Survey is an increase of approximately 1% or less to the applicant’s total cost.

The third action in the recommendation above increases the revenue estimate and the size of the proposed General Plan Update Reserve based on the higher fee increment.

### Fees and Charges Correction

The second highlighted change in Attachment A corrects a Fees and Charges Report error on the 2003-04 Adopted and 2004-05 Proposed amounts for base General Plan Amendment fees. The revised numbers correctly reflect the Adopted 2003-04 amount and the 3<sup>rd</sup> phase Planning fee increases that were discussed with the development community.

## **PUBLIC OUTREACH**

A comprehensive update of the General Plan would be a community based process with a Council appointed Task Force and many opportunities for all segments of the San Jose community to participate in the shaping of the vision for the City’s long term future.

The General Plan Update fee was discussed with 5 development industry groups during the past three months. As this MBA recommends changing the fee increment from 1.25 to 2.4%, copies of this document will be distributed to these same industry groups immediately upon its release.

HONORABLE MAYOR AND CITY COUNCIL

**Subject: General Plan Update**

May 27, 2004

Page 6

**COORDINATION**

The preparation of this memorandum was coordinated with the City Attorney's Office and the City Manager's Budget Office.

/s/

STEPHEN M. HAASE, DIRECTOR  
Planning, Building and Code Enforcement

## DEPARTMENTAL FEES &amp; CHARGES

## PLANNING, BUILDING AND CODE ENFORC

Service	Adopted 2003-2004 Fee	Council Policy Cost Recovery Category	Adopted Cost Recovery %	Proposed 2004-2005 Fee	2004-2005 Estimated Cost	Estimated 2004-2005 Revenue		% Cost Re	
						Current Fee	Proposed Fee	Current Fee	f
PLANNING FEE PROGRAM									
1. SALE OF PUBLICATIONS & PHOTOCOPIES		Category II							
a. Sale of Publications	100% of printing cost			No Change					
b. Photocopies				" "					
• 8 1/2 X 11	\$0.15 each page			" "					
• 11 X 17	\$0.25 each page			" "					
• 11 X 17 Z-Fold Copies	New Fee			\$0.33 for each page					
• Microfiche/Microfilm	\$3.50 for first image plus \$0.25			No Change					
c. Optical image reproduction				" "					
• 8 1/2 X 11	\$0.25 for each page			" "					
• Plans/Drawings	\$4.50 for each page								
2. RECORD RETENTION/ MICROFILMING	2nd year phase-in to 10% of permit/land use with a \$15 min and \$2,000 maximum; fee will not exist as a separate category but rolled into permit cost	Category I		No Change					
a. Refund Processing Fee - for withdrawal, cancellation or overpayment	New Fee			\$35					
3. HOURLY RATE FOR PLANNING SERVICES w/o DESIGNATED FEE	\$110 per hour	Category 1		\$124 per hour					
4. PLANNED DEVELOPMENT (PD) PREZONINGS/REZONINGS	See Revised Exhibit A	Category I		See Revised Exhibit A					
5. CONVENTIONAL PREZONINGS/ REZONINGS	\$3,836+\$895/acre or partial acre	Category I		\$4,175+\$975/acre or partial acre					
6. PLANNED DEVELOPMENT (PD) PERMITS	See Revised Exhibit B	Category I		See Revised Exhibit B					
• Adjustments	\$242			No Change					
• Adjustments - Major	\$600			" "					
• Amendments-Other Than Time Ext	\$1,376			\$1,480					
7. ENVIRONMENTAL CLEARANCE		Category I							
a. Negative Declaration	\$1,940			\$2,175					
b. Appeal	\$100			No Change					

## DEPARTMENTAL FEES &amp; CHARGES

## PLANNING, BUILDING AND CODE ENFORC

Service	Adopted 2003-2004 Fee	Council Policy Cost Recovery Category	Adopted Cost Recovery %	Proposed 2004-2005 Fee	2004-2005 Estimated Cost	Estimated 2004-2005 Revenue		% Cost Re	
						Current Fee	Proposed Fee	Current Fee	f
<b>7. ENVIRONMENTAL CLEARANCE (CONT'D.)</b>		Category I							
c. Mitigation Monitoring Fee for Negative Declaration	\$330			\$370					
d. EIR	See Revised Exhibit C			See Revised Exhibit C					
e. Exemption	\$210			\$235					
f. Exemption - Electronic	\$110			\$124					
<b>8. WILLIAMSON ACT</b>		Category I							
a. Application	\$1,645			No Change					
b. Cancellation	\$8,525			" "					
c. Extension	\$760			" "					
d. Alternate Use Amendment	\$913			" "					
<b>9. ANNEXATIONS</b>		Category I							
a. 0-1 acre	\$3,620			\$3,800					
b. 1-2 acres	\$6,210			\$6,520					
c. 2-3 acres	\$7,790			\$8,180					
d. 3-5 acres	\$9,375			\$9,845					
e. Over 5 acres	\$10,715			\$11,250					
<b>10. TENTATIVE MAP</b>		Category I							
a. Subdivision	\$3,320*			\$3,570*					
b. Vested Maps	\$3,320*			\$3,570*					
c. Combining Parcels	\$1,070			\$1,150					
d. Certification of Compliance	\$1,840			\$1,980					
e. Lot Line Adjustment	\$1,175			\$1,265					
f. Extensions	\$740			\$795					
g. Reversion Acreage	\$460			\$495					
h. Release Covenant of Easement	\$1,490			\$1,600					
i. Condominium Map	\$3,320			\$3,570					
j. Amend to Vested Subdiv Map	\$3,320			\$3,570					
k. Vestment	\$820			\$880					
l. Hillside	\$820			\$880					
m. Lot Line Correction	\$480			\$515					
n. Final Map/Parcel Map Review	\$125			\$135					
<b>11. SITE DEVELOPMENT PERMITS</b>	See Revised Exhibit D	Category I		See Revised Exhibit D					
• Adjustments	\$262			No Change					
• Adjustments - Major	\$600			" "					

\* Plus \$50 per lot or unit for first 100 lots + \$17 per lot or unit thereafter



## DEPARTMENTAL FEES &amp; CHARGES

## PLANNING, BUILDING AND CODE ENFORC

Service	Adopted 2003-2004 Fee	Council Policy Cost Recovery Category	Adopted Cost Recovery %	Proposed 2004-2005 Fee	2004-2005 Estimated Cost	Estimated 2004-2005 Revenue		% Cost Re	
						Current Fee	Proposed Fee	Current Fee	f
<b>12. CONDITIONAL USE PERMITS</b>	See Revised Exhibit E	Category I		See Revised Exhibit E					
• Adjustments	\$262			No Change					
• Adjustments - Major	\$600			" "					
<b>13. MISCELLANEOUS PERMITS</b>		Category I							
a. Miscellaneous Permits & Variances/A-2 Adjustments	Varies dependent upon permit type			No Change					
b. Development Agreements									
• Agreement	\$8,900			\$9,525					
• Amendment	\$4,500			\$4,815					
• Annual Monitoring	\$550			\$590					
c. Historic Preservation Permit Fee	\$200			\$215					
d. Hist Preservation Permit Amend*	\$200			\$215					
e. Hist Preservation Permit Adjust*	\$150			\$160					
f. Historic Property Contract Application*	\$1 for each \$1,000 of assessed valuation (minimum \$600 and max. of \$1,500 for single family home and \$2,500 for all other property)			No Change					
g. Historic District Designation	\$700			\$750					
h. Development Variance Exception	\$1,200			\$1,285					
i. Sign Variance	\$1,270			\$1,360					
j. Fence Variance	\$500			\$535					
k. Appeals - Public	\$100			No Change					
l. Appeals - Applicant	\$1,800			\$1,925					
m. Administrative Permit	\$640			\$685					
n. Height, Floor and/or Area Ratio Waivers	\$2,175 + \$750 for ea floor over 8			\$2,325 + \$800 for ea floor over 8					
o. Billboard Height Alter. Agreement	\$4,000			\$4,280					
p. Parking Structure Review	\$15,000			\$16,050					
q. Monopole Review	\$2,200			\$2,355					
r. Phased Permit	Additional charge of 50% of the permit fee for phased permit approval			No Change					
s. Supplemental Review Cycle	\$770			\$868					
t. Application Processing Time Extension	Additional charge - 10% of permit fee			No Change					
u. Order to Show Cause	\$1,500			\$1,605					
v. Notice of Non-Compliance	\$550			\$590					
w. Compliance Review	\$550			\$620					
x. Multiple Adjustment	\$524 (2 x normal processing fee)			No Change					

\* Fee revisions were approved by City Council on January 27, 2004

## DEPARTMENTAL FEES &amp; CHARGES

## PLANNING, BUILDING AND CODE ENFORC

Service	Adopted 2003-2004 Fee	Council Policy Cost Recovery Category	Adopted Cost Recovery %	Proposed 2004-2005 Fee	2004-2005 Estimated Cost	Estimated 2004-2005 Revenue		% Cost Re	
						Current Fee	Proposed Fee	Current Fee	f
<b>13. MISCELLANEOUS PERMITS</b> (CONT'D.)									
y. Multiple Sign Adjustment Surcharge	\$26 (1/10 of full fee for additional signs)			No Change					
z. Consultation Fee-Permit/Sign Adjust	\$110 per hour			\$124 per hour					
aa. Community Meeting Fee	\$570			\$610					
bb. Reasonable Accommodation Fee	\$525			\$560					
<b>14. GENERAL PLAN AMENDMENTS</b>		Category I							
a. 3 acres or less	\$5,460			\$5,895					
b. All Others	\$9,960 + \$88 per acre for first 100 acres & \$46 per acre thereafter			\$10,775 + \$95 per acre for first 100 acres & \$50 per acre thereafter					
c. Additional Charges									
• Expanded Urban Service Area	\$6,750			\$7,290					
• Non-Urban Hillside	\$6,750			\$7,290					
• Flexible Landuse Boundary	\$5,465			\$5,900					
• Mixed Use Designation	\$7,390			\$7,980					
• General Plan Text Amendment	\$3,530			\$3,810					
• Specific Plan Text Amendment	\$3,530			\$3,810					
• Combined GP&SP Text Amend.	\$3,530			\$3,810					
• Reprocessing fee for deferred amendments	Substantive: 75% of current fee Non-Substantive: 50% of current fee			No Change					
• Expansion of Urban Service Area	\$6,332			\$6,840					
d. Urban Growth Boundary Modifications									
• Determination of minor/significant	\$4,175			\$4,510					
• Processing for minor modification	\$8,360			\$9,030					
• Significant Modifications:									
Comprehensive Update	\$8,360 + \$80 per acre			\$9,030 + \$86 per acre					
All extraordinary costs of special studies	TBD			TBD					
<b>15. SPECIAL USE PERMIT</b>	\$1,075	Category I		\$1,150					
a. Amendment	\$775			\$830					
b. Renewal	\$325			\$350					
c. Church-Homeless Shelter	\$5			No Change					
<b>16. SPECIFIC PLAN REIMBURSEMENT</b>		Category I							
a. Communications Hill	\$336 per acre			No Change					
b. Evergreen	\$1,140 per acre			" "					

## DEPARTMENTAL FEES &amp; CHARGES

## PLANNING, BUILDING AND CODE ENFORC

Service	Adopted 2003-2004 Fee	Council Policy Cost Recovery Category	Adopted Cost Recovery %	Proposed 2004-2005 Fee	2004-2005 Estimated Cost	Estimated 2004-2005 Revenue		% Cost Re	
						Current Fee	Proposed Fee	Current Fee	f
<b>17. STREET RENAMING FEE</b>		Category I							
a. 5 or fewer properties	\$490			\$525					
b. 6 or more properties	\$1,060 + \$15 per property			\$1,135 + \$16 per property					
<b>18. DEFICIENCY PLAN PROCESSING FEE</b>	\$10,000 base fee \$2,000 for each additional facility	Category I		No Change " "					
<b>19. DEFICIENCY PLAN REUSE FEE</b>	\$600 for 0-50,000 ft., plus \$250 for each addtl 50,000 ft.	Category I		No Change " "					
<b>20. LIQUOR LICENSE EXCEPTION PERMIT FEE</b>	\$1,020	Category I		No Change					
<b>21. SINGLE FAMILY HOUSE PERMIT</b>		Category I							
a. Administrative Determination	\$575			\$615					
b. Public Hearing - Director	\$1,500			\$1,600					
c. Public Hearing - City Council	\$2,500			Eliminate					
<b>22. TREE REMOVAL PERMIT</b>		Category I							
a. Existing Single Family Development	\$0			No Change " "					
b. Included with Developoment Permit	\$0			" "					
c. Stand Alone Tree Removal Permit	\$1,025			" "					
d. Heritage Tree Surcharge (City or County)	\$1,025			" "					
e. Dead Tree - Single Family	\$0			" "					
f. Dead Tree - Other Than Single Family	Requires permit adjustment			" "					
<b>23. PUBLIC NOTICING FEE</b>	See Exhibit F	Category I		See Revised Exhibit F					
<b>24. PRELIMINARY REVIEW FEE</b>		Category I							
a. Focused Preliminary Review	\$220			\$248					
b. Focused Preliminary Review- Existing Single Family House	\$55			\$62					
c. Comprehensive Review - Pre- Application	\$1,045			\$1,178					
d. Additional Services:									
- Site Check	\$110			\$124					
- Meeting with Project Manager	\$110			\$124					
- Preliminary Check List	\$55			\$62					
- Inter-Departmental Proj. Meeting	\$440			\$496					
- Preliminary Report	\$165			\$186					

## DEPARTMENTAL FEES &amp; CHARGES

## PLANNING, BUILDING AND CODE ENFORC

Service	Adopted 2003-2004 Fee	Council Policy Cost Recovery Category	Adopted Cost Recovery %	Proposed 2004-2005 Fee	2004-2005 Estimated Cost	Estimated 2004-2005 Revenue		% Cost Re	
						Current Fee	Proposed Fee	Current Fee	f
<b>24. PRELIMINARY REVIEW FEE</b> (CONT'D.) d. Additional Services (Cont'd.): - Technical Report Review	\$220	Category I		\$248					
<b>25. PUBLIC INFORMATION SERVICES</b> a. Alcoholic Beverage License Verification	\$165+\$27.50 per 1/4 hr after 1.5 hrs			\$186+\$31 per 1/4 hr after 1.5 hrs					
b. Dept. of Motor Vehicles Verification	\$220+\$27.50 per 1/4 hr after 2 hrs			\$248+\$31 per 1/4 hr after 2 hrs					
c. Legal Non-Conforming Verification	\$385+\$27.50 per 1/4 hr after 3.5 hrs			\$434+\$31 per 1/4 hr after 3.5 hrs					
d. Basic Zoning Letter	\$165+\$27.50 per 1/4 hr after 1.5 hrs			\$186+\$31 per 1/4 hr after 1.5 hrs					
e. Massage Letter	\$165+\$27.50 per 1/4 hr after 1.5 hrs			\$186+\$31 per 1/4 hr after 1.5 hrs					
f. Reconstruction of Legal Non- Conforming Structures	\$165+\$27.50 per 1/4 hr after 1.5 hrs			\$186+\$31 per 1/4 hr after 1.5 hrs					
g. Comprehensive Research Letter	\$237+\$27.50 per 1/4 hr after 2.25 hrs			\$267+\$31 per 1/4 hr after 2.25 hrs					
h. General Research Requests	\$55 (minimum) per half-hour			\$62 (minimum) per half-hour					
<b>SUBTOTAL PLANNING FEE PROGRAM</b>			95.3%		5,718,742	5,200,000	5,566,500	90.9%	
<b>1. GENERAL PLAN UPDATE FEE</b>	New Fee	Category I		Additional 2.4% applied to Entitlement and Building Permit Fees	425,000	0	425,000	0.0%	
<b>SUBTOTAL GENERAL PLAN UPDATE</b>			N/A		425,000	0	425,000	0.0%	

### Examples of Additional Cost to Applicants from Proposed General Plan Update Fee

		Entitlement	Construction	Impact	Development	Total	GP Update	% Cost
	Project Type	Fees	Fees	Fees	Taxes	Cost	Fee	Increase
1	Residential Remodel (kitchen & 2 baths)		1,656	620		<b>2,276</b>	29	1.3%
2	New Home in 50-Unit Single-Family Tract	636	5,247	15,551	6,069	<b>27,503</b>	65	0.2%
3	New Townhome in 96 Unit Development	480	3,755	12,177	4,729	<b>21,141</b>	45	0.2%
4	Commercial - Retail Project	21,597	91,945	68,801	182,580	<b>364,923</b>	1,159	0.3%
5	Industrial R&D Building	33,393	223,440	131,267	95,548	<b>483,648</b>	2,985	0.6%

**Note:**

With the proposed reductions in the cost of residential Building permits, the GP Update fees for examples 1 and 2 above would go down in 2004-05 to \$24 and \$62 respectively.